

**CALL TO ORDER**

- I. Mayor Klimetz called the regular meeting of the Plan Commission of September 09, 2004, to order at 7:05 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Sohns & Commissioners Ziegenhagen, Ritter, Bennett, Skowronski & Szychliński. Also present were Senior Planner Johnson and Consultant Kuehner.

**MINUTES****August 5, 2004**

- II. A. Commissioner Skowronski moved and Commissioner Ritter seconded a motion to approve the minutes of the regular meeting of the Plan Commission of August 5, 2004, as presented. Upon voice vote, Alderman Sohns & Commissioner Ziegenhagen, Commissioner Ritter & Commissioner Skowronski voted 'aye'. Commissioner Bennett & Commissioner Szychliński abstained. Motion carried 4-0-2.

**BUSINESS**

III.

Consideration of a request by The Redmond Company to recommend to Common Council approval of a special use for a bank with drive-thru at 3001 West Rawson Avenue, NE 1/4 of Sec. 12 (761-9966-000), zoned B-6 Professional Office District.

- A. Alderman Sohns moved and Commissioner Skowronski seconded a motion to recommend to Common Council approval a request by The Redmond Company for a special use for a bank with drive-thru at 3001 West Rawson Avenue, NE 1/4 of Sec. 12 (761-9966-000), zoned B-6 Professional Office District, subject to resolving all technical corrections and stormwater concerns and to approval of the presented resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

Consideration of a request by Kunal Enterprise d/b/a/ Priya Corporation d/b/a Andy's Petroleum, to review & approve a mitigation plan for the site at 5100 West Ryan Road, SW 1/4 of Sec. 23 (882), zoned M-1 Limited Industrial District & B-2 General Business District

- B. Commissioner Bennett moved and Alderman Sohns seconded a motion to recommend to Common Council approval of a request by Kunal Enterprise d/b/a/ Priya Corporation d/b/a Andy's Petroleum for a mitigation plan for the site at 5100 West Ryan Road, SW 1/4 of Sec. 23 (882), zoned M-1 Limited Industrial District & B-2 General Business District, contingent on conservation easements being presented and approved by the Common Council. Upon voice vote, all voted 'aye'. Motion carried.

Determination that a request by Wal-Mart Real Estate Business Trust to amend PDD #13 WAL-MART/SAM'S WHOLESALE CLUB is minor, not requiring a public hearing.

- C. Alderman Sohns moved and Commissioner Ritter seconded a motion determining the request by Wal-Mart Real Estate Business Trust to amend PDD #13 WAL-MART/SAM'S WHOLESALE CLUB is minor, not requiring a public hearing. Upon voice vote, all voted 'aye'. Motion carried.

Consideration of a request by Wal-Mart Real Estate Business Trust to recommend the Common Council amend PDD #13 WAL-MART/SAM'S WHOLESALE CLUB to allow the addition of a stockroom on the site at 6701 South 27<sup>th</sup> Street, NE 1/4 of Sec. 01 (714).

Consideration of a request to recommend the Common Council amend Division 15-3.0600, §15-3.0603, Table 15-3.0603 of the Unified Development Ordinance to allow limousine services as a special use in M-1 Limited Industrial District and M-2 General Industrial District.

Consideration of a request by Grasc Real Estate & Investment LLC to review and make comments on a concept for a two-building office complex project at approximately 6776 South 76<sup>th</sup> Street & S 7520 West Old Loomis Road, SW 1/4 of Sec. 03 (743), zoned B-1 Neighborhood Business District

Consideration of a request by O'Malley Development LLC to review and make comments on a concept for a residential development by South Cambridge Drive & Old Loomis Road, NW 1/4 of Sec. 09 (754) zoned R-3E Suburban/Estate Single-Family Residence Suburban/ Estate Single-Family Residence District.

D. Commissioner Szychlinski moved and Commissioner Ziegenhagen seconded a motion to recommend to Common Council approval of a request by Wal-Mart Real Estate Business Trust to amend PDD #13 WAL-MART/SAM'S WHOLESALE CLUB to allow the addition of a stockroom on the site at 6701 South 27<sup>th</sup> Street, NE 1/4 of Sec. 01 (714), subject to approval of the presented ordinance as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

E. Commissioner Szychlinski moved and Commissioner Ritter seconded a motion to recommend the Common Council amend Division 15-3.0600, §15-3.0603, Table 15-3.0603 of the Unified Development Ordinance to allow limousine services as a special use in M-1 Limited Industrial District and M-2 General Industrial District, subject to approval of the presented ordinance as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

F. No action needed; none taken.

G. No action needed; none taken.

Determination to allow a temporary use as requested by Woodland Pier 1 to hold a boat show & tent sale in Sam's Club parking lot, 6705 South 27<sup>th</sup> Street, zoned PDD #13 WAL-MART/SAM'S WHOLESALE CLUB, on September 15-19, 2004.

Discussion of the Neighborhood Plan for the Root River Parkway / House of Corrections Area.

Appointment of two Plan Commissioners to Quarry Monitoring Review subcommittee.

Set date for a Public Hearing to take public comment regarding the rezoning of Area A of the Franklin First Report.

**ADJOURNMENT**

H. Commissioner Skowronski moved and Alderman Sohns seconded a motion to allow a temporary use as requested by Woodland Pier 1 to hold a boat show in Sam's Club parking lot, 6705 South 27<sup>th</sup> Street, zoned PDD #13 WAL-MART/SAM'S WHOLESALE CLUB, on September 15-19, 2004, with the caveat that any other event on PDD #13 WAL-MART/SAM'S WHOLESALE CLUB property be submitted in a timely and proper manner. Upon voice vote, Alderman Sohns & Commissioners Ziegenhagen, Ritter, Skowronski & Szychlinski voted 'aye'. Commissioner Bennett voted 'no'. Motion carried.

I. At direction of the Mayor the item is to be tabled indefinitely.

J. The Mayor appointed Alderman Sohns and Commissioner Skowronski to the Quarry Monitoring Review subcommittee.

K. Commissioner Skowronski moved to set a Public Hearing date for Area A of the Franklin First Report. Motion died for lack of a second. Commissioner Ritter moved and Commissioner Ziegenhagen seconded a motion to direct the City's planning consultant and staff to analyze zoning, standards and existing plans to develop a timeline for how long and a cost estimate for how much a plan for this area would require. Upon voice vote, all voted 'aye'. Motion carried.

V. Commissioner Bennett moved and Alderman Sohns seconded a motion to adjourn the September 09, 2004, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 9:20 p.m.